

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF DEL-MAR CLEANSERS, INC.
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL 235A-1, 489-493 BLUE
HILL AVENUE IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Del-Mar Cleansers, Inc., has expressed an interest in and/or have submitted a satisfactory proposal for the development of Parcel 235A-1, 489-493 Blue Hill Avenue in the Washington Park Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Del-Mar Cleansers, Inc., be and hereby is finally designated as Redeveloper(s) of Parcel 235A-1, 489-493 Blue Hill Avenue in the Washington Park Urban Renewal Area.
2. That it is hereby determined that Del-Mar Cleansers, Inc., possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Del-Mar Cleansers, Inc., for the development of Parcel 235A-1, 489-493 Blue Hill Avenue conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel 235A-1, 489-493 Blue Hill Avenue to Del-Mar Cleansers, Inc., said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



THE FIRST NATIONAL BANK OF BOSTON
BOSTON, MASSACHUSETTS 02110

November 12, 1982

Mr. Charles A. McKoy &
Mr. Reginald Malden
c/o Del-Mar Cleaners
491 Blue Hill Avenue
Dorchester, Massachusetts--02121

Dear Messrs. McKoy & Malden:

This letter is to advise you that we have approved your loan request to us in the amount of \$65,350, subject to the approval by the Small Business Administration of their 90% guarantee of this loan, the terms and conditions of which we are uncertain of at this time. Upon receipt by us of their approval from them, we will advise you appropriately.

Very truly yours

Thomas D. Keleher
Thomas D. Keleher
Asst. Vice President



City of Boston
Neighborhood
Development and
Employment Agency

15 Beacon Street
Boston, Massachusetts 02108
617/720-4300

September 21, 1982

Mr. Alan Fullerton
Vice President
First National Bank of Boston
Uphams Corner Branch
Dorchester, Massachusetts

RE: Loan Request for M & M Grove Hall Development Corporation, Inc.,
Charles A. McKoy and Reginald Malden

Dear Alan:

M & M Grove Hall Development Corporation, Inc. and its principals Charles A. McKoy of 60 Supple Road, Dorchester, Massachusetts and Reginald Malden of 23 Nightingale Street, Dorchester, Massachusetts are seeking financing in the amount of sixty five thousand three hundred and fifty dollars (\$65,350) for the purpose of purchasing and renovating the building located at 483-491 Blue Hill Avenue in the Grove Hall section of Roxbury, Massachusetts.

The overall project cost is approximately one hundred and three thousand six hundred dollars (\$103,600) of which ten thousand dollars (\$10,000) will be equity, a twenty eight thousand two hundred and fifty (\$28,250) dollar rebate from the Urban Development Action Grant Program (UDAG) and a sixty five thousand three hundred and fifty dollar (\$65,350) loan through the Boston Neighborhood Commercial Development Bank Program (NCDB). We are enclosing loan package materials for your review and if you have any questions feel free to contact either Mike Cataldo or myself at your convenience. We can be reached at 725-3441.

We thank you for your consideration in this matter.

Sincerely,

John C. Horan
Finance Analyst

November 17, 1982

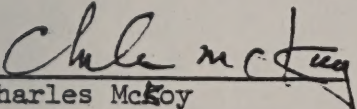
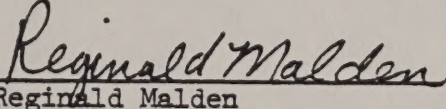
Mr. Bernard F. Shadrawy, Jr.
City of Boston
Real Property Department
City Hall - Room # 811
Boston, Massachusetts

Dear Mr. Shadrawy,

We have been informed by the Neighborhood Development & Employment Agency that for our proposed development of 483-491 Blue Hill Avenue to proceed, we must be under construction no later than December 1, 1982. If we are not, we will not receive a Twenty-Eight Thousand Two Hundred Fifty Dollar UDAG rebate that is to comprise over Seventy percent of the equity portion of our arrangement for financing with the First National Bank of Boston.

We are willing to take the risk involved in beginning this project prior to final designation. Therefore, we are requesting that permission for early entry to allow this construction process to begin prior to the December 1st, 1982 deadline be granted.

Yours truly,

	
Charles McKoy	Reginald Malden
M. & M. Development Corporation	

cc: L. Jones - NDEA
D. Baker - BRA
W. Little - NEDC

LEWIS CONSTRUCTION COMPANY

— General Contracting —

7 ALABAMA STREET
MATTAPAN, MASS. 02126
- TEL. 296-8691 -

Proposal No. _____ SPECIFICATIONS AND ESTIMATE

Page No. 1 of 3 Pages

PROPOSAL SUBMITTED TO CHARLES MCKOY		PHONE	DATE 06-30-82
STREET 487 BLUE HILL AVE		JOB NAME DEL MAR CLEANERS	
CITY, STATE AND ZIP CODE DORCHESTER MA 02121		JOB LOCATION 483-491 BLUE HILL AVE	
		JOB PHONE	

We hereby propose to furnish materials and labor necessary for the completion of:

BACK

1. REMOVE ENTIRE BACK WALL OF DECAYED BRICK. BUILD NEW EXTERIOR WALL FROM EXISTING FOUNDATION CLOSING ALL EXISTING WINDOWS @ 1400 SQUARE FEET.
2. INSTALL NEW HOLLOW METAL DOOR WITH STEEL FRAME KNOB-N-KEY AND DEAD BOLT LOCK. (5 IN DOORS)

FRONT

1. REMOVE ALL EXISTING GRATES, GLASS AND PANELS. BRICK FRONT TO EXISTING OPENINGS. INSTALL NEW FIXED GLASS PANEL IN METAL FRAMES WHERE BROKEN.
2. INSTALL NEW DOOR UNITS WHERE MISSING.
3. SAND PLAST ALL EXISTING CONCRETE COLUMN TO ITS ORIGINAL COLOR.

ROOF

1. STRIP ENTIRE ROOF TO SHEATHING. REPLACE ALL ROTTEN OR BROKEN BOARDS.
2. INSTALL NEW FIVE (5) PLY TAR ROOF (NO GRAVEL) ALL NEW METAL FLASHING WITH GUTTERS AND MATCHING DOWN SPOUTS.

WE PROPOSE hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Payment to be made as follows: _____ dollars (\$ _____)

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

LEWIS CONSTRUCTION COMPANY

— General Contracting —

7 ALABAMA STREET

MATTAPAN, MASS. 02126

- TEL. 296-8691 -

Proposal No.

SPECIFICATIONS
AND ESTIMATE

Page No. 2 of 3 Pages

PROPOSAL SUBMITTED TO	PHONE	DATE <u>06-30-82</u>
STREET	JOB NAME	
CITY, STATE AND ZIP CODE	JOB LOCATION	
		JOB PHONE

We hereby propose to furnish materials and labor necessary for the completion of:

2 INTERIOR

1. REPAIR ALL INTERIOR WALLS AND COVER WITH ONE HOUR FIRE RATING GYPSUM WALL BOARD.
2. REMODEL ALL BATH DOOMS. REPLACE ALL DECAYED PLUMBING. INSTALL NEW CERAMIC TILES ON WALLS AND FLOORS. ALL NEW FINISHES WERE NEEDED.
3. INSTALL NEW VINYL INLAID FLOOR OVER $\frac{1}{2}$ " UNDERLAYMENT NAILED 6" ON CENTER AT EDGES AND 8" O.C. IN CENTER OF SHEETS. USE WATER PROOF CEMENT. @ 5600 SQUARE FEET
4. INSTALL ALL NEW TEE BAR GRID CEILINGS FOR ALL STORIES USING NON-COMBUSTIBLE ACOUSTICAL PANEL ONE HOUR FIRE RATING. @ 5600 SQUARE FEET.

ELECTRICAL

1. NEW 100 AMP SERVICE FOR EACH STORE. OUTLETS PLACED TO NEW BOSTON CODE
2. NEW LIGHTING SELECTED BY OWNER OR OWNERS

WE PROPOSE hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Payment to be made as follows: _____ dollars (\$ _____)

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature _____

Note: This proposal may be
withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

LEWIS CONSTRUCTION COMPANY

— General Contracting —

7 ALABAMA STREET

MATTAPAN, MASS. 02126

— TEL. 296-8691 —

Proposal No.
SPECIFICATIONS
AND ESTIMATE

Page No. 3 of 3 Pages

PROPOSAL SUBMITTED TO		PHONE	DATE <u>06-30-82</u>
STREET		JOB NAME	
CITY, STATE AND ZIP CODE		JOB LOCATION	
			JOB PHONE

We hereby propose to furnish materials and labor necessary for the completion of:

1 HEATING

1 INSTALL NEW HEATING TO SERVE ALL SIX STORES.

2 NEW HOT WATER RADIATORS FOR ALL STORES

WE PROPOSE hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

NINE EIGHT THOUSAND SIX HUNDRED DOLLARS dollars \$ 98,600.00

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

Billy H. Lewis

Note: This proposal may be withdrawn by us if not accepted within (10) TEN days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Charles McCreary-Pantven

Date of Acceptance:

7/2/82

Signature

LEWIS CONSTRUCTION COMPANY

— General Contracting —

7 ALABAMA STREET
MATTAPAN. MASS. 02126
- TEL. 296-8691 -

Proposal No.
SPECIFICATIONS
AND ESTIMATE

Page No. of Pages

PROPOSAL SUBMITTED TO M & M REDEVELOPMENT CORP.		PHONE	DATE 9/3/82
STREET 483-491 BLUE HILL AVENUE		JOB NAME M & M RED. CORP.	
CITY, STATE AND ZIP CODE ROXBURY, MASS 02121		JOB LOCATION 483-491 BLUE HILL AVENUE	
		JOB PHONE	

We hereby propose to furnish materials and labor necessary for the completion of.

#1. TO REMOVE FRAME (OLD) AND REPLACE WITH NEW OPEN SECURITY GRATES ON ALL WINDOWS COVERING THE ENTIRE LENGTH OF THE BUILDING WITH STEEL MESCH GRATES (SEE THROUGH) USING STEEL BOLTS TO PREVENT REMOVAL. ALL WORK TO BE DONE IN CONJUNCTION WITH TOTAL JOB. (IT IS UNDERSTOOD THAT ALL WORKERS ARE TO BE PAID ~~RR~~ PREVAILING WAGES.)

ESTIMATED COST OF ALL SECURITY GRATES \$10,400.00

#2. TO INSTALL AN INTERIOR ALARM SYSTEM ADEQUATE TO PROTECT ALL STORES BOTH FRONT AND REAR WITH APPROPRIATE CONNECTIONS TO THE POLICE DEPARTMENT FOR THREE SEPERATE MERCHANTS.

(A PREVAILING WAGE RATE WILL APPLY TO ALL WORKERS).

ESTIMATED COST OF ALL WORK: \$4,000.00

WE PROPOSE hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

FOURTEEN- THOUSAND AND FOUR HUNDRED DOLLARS.00/100 14,400.00/100 dollars (\$)

Payment to be made as follows:

PROGRESS PAYMENT SCHEDULE TO BE MUTUALLY AGREED BY ALL PARTIES

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

Note: This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

MEMORANDUM

December 1, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: WASHINGTON PARK URBAN RENEWAL AREA MASS. R-24
489-493 BLUE HILL AVENUE (PARCEL 235A-1)
FINAL DESIGNATION OF REDEVELOPER

On April 30, 1981, the Del-Mar Cleansers, Inc. was tentatively designated as Redeveloper of 489-493 Blue Hill Avenue. Mr. Charles McKay is administrating this development under the Del-Mar Cleansers, Inc. name.

The development calls for the rehabilitation of a vacant one-story structure into six stores on a 9,490 square foot parcel. The plan calls for a new roof, rebuilt and new walls, windows and doors. The interior will be totally rebuilt including new heating, plumbing and electrical systems. The cost of this work is estimated by the general contractor, Lewis Construction Company, to be approximately \$103,600. Final working drawings and specifications have been approved by the Rehabilitation and Urban Design Departments.

The financing for the project will be by the First National Bank of Boston with the approval by the Small Business Administration and the rebate program under an Urban Development Action Grant.

The Del-Mar Cleansers, Inc. is participating with the Blue Hill Avenue Neighborhood Council, Freedom House, and other BRA tentative developers in revitalizing the Grove Hall area of Roxbury.

It is therefore recommended that the Authority adopt the attached Resolution approving the Final Designation of Del-Mar Cleansers, Inc. as Redeveloper of 489-493 Blue Hill Avenue, Parcel 235A-1 in the Washington Park Urban Renewal Area.

Attachment: Resolution

WASH PARK MA. R.
BLUE HILL AVE. ACE

LOCATION MAP

489-493 BLUE HILL AVE



